

Minutes
Walkersville Planning Commission Meeting
March 9, 2021

Commission Chairman David Ennis called the meeting to order at 7:30 p.m. with members Dick Brady, Ray Santullo, Mike Kuster, Tom Gilbert, Russ Winch and Michelle Doster present. Also present were Town Planner Susan Hauver, and Town Commissioner Mary Ann Brodie-Ennis. The meeting was also live-streamed on the Town's Facebook page.

1. Review of Undeveloped Properties/Comprehensive Plan requests

Planner Hauver reviewed a list of undeveloped properties that are within Town limits or outside Town limits but designated for development.

Member Brady said that he has appraised some of the properties in the past. None of the appraisals were for zoning or Comprehensive Plan changes. He does not feel that it would affect his judgment in the Comprehensive Plan update.

Planner Hauver reviewed the request from the Staleys for their property to be changed from Light Industrial and Agricultural to residential. Mr. Staley was in the audience but opted not to speak to the Commission members.

A team representing the Stone property spoke on Mrs. Stone's behalf. The team included Mr. Jeremy Holder, Ausherman Development, Ms. Darby Jones, Mrs. Stone's fiduciary and power of attorney, Mr. Bruce Dean, land use attorney of McCurdy, Dean & Graditor, and Mr. Eric Soter of Rodgers Consulting. The team proposed that they would draft a zoning text amendment that would allow the flexibility to develop the property in accordance with a proposed set of guidelines instead of the Town's residential zoning district standards. The alternative development review process would be modelled after the process used with Frederick City for the Kellerton development. When asked if they would consider a mixed use development, Mr. Holder explained why he felt the market would not support offices or limited industrial facilities on the site, and also felt that Town had enough land designated for retail development.

Member Brady expressed his interest in an alternative type of housing geared toward the needs of older adults. The Town's existing housing supply of single family units, townhouses and a few condos and apartments does not provide a range of alternatives to active seniors. Mr. Holder said that they could write standards for one, one and one-half and two story dwellings, but in the end it would be up to the market to determine what consumers want. There are optional techniques that would allow for alternative types of units. Member Kuster spoke in support of affordable housing for young families that do not have children.

2. Announcements

Planner Hauver suggested that the Commission could continue their discussion of the Comprehensive Plan at the March 23 meeting.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver